

Flathead County
Planning & Zoning
1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210



MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 2525.00

SUBDIVISION NAME: Woodlands

OWNER(S) OF RECORD:

Name: BAE Development, Attn: Brian Ehlert Phone: (406)890-0002
Mailing Address: 1885 Sophie Lake Road
City, State, Zip: Eureka, MT 59917
Email: brian.ehlert@thewildernessclub.com

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: Same Phone: _____
Mailing Address: Same as above
City, State, Zip Code: _____
Email: _____

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Sands Surveying, Inc., Attn: Eric Mulcahy Phone: (406) 755-6481
Mailing Address: 2 Village Loop
City, State, Zip: Kalispell, MT 59901
Email: eric@sandssurveying.com

Name: Foley Engineering Attn: Brent Cowan Phone: (406) 314-6490
Mailing Address: 26 Village Loop
City, State, Zip: Kalispell, MT 59901
Email: brent@foleyeng.com

Name: Water Environmental Technologies (WET) Phone: (406) 309-6085
Mailing Address: 102 Cooperative Way, Suite 100
City, State, Zip: Kalispell, MT 59901

LEGAL DESCRIPTION OF PROPERTY:

Street Address 5333 Highway 93 South

City/State & Zip Whitefish, MT

Assessor's Tract No.(s) Assessor's Tract 2D, 2BD and 2DE in Section 24, T30N, R22W
and Tract 1B & 1BB in Section 19, T30N, R21W Lot No.(s) N/A

Section 19 & 24 Township 30N Range 21W

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: _____

The Owner/Applicant proposes a PUD/Subdivision creating eighteen lots of approximately two acres each and an open space area of 11.86 acres (g). The proposed subdivision will utilize existing Highway approaches, individual on-site septic systems and a public water system.

Number of Lots or Rental Spaces 18 Total Acreage in Subdivision 44.637 ac

Total Acreage in Lots 29.33 acres (n) Minimum Size of Lots or Spaces 1.223 ac (n)

Total Acreage in Streets or Roads 5.467 ac Maximum Size of Lots or Spaces 1.971 ac

Total Acreage in Parks, Open Spaces and/or Common Areas 9.837 (n)

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family X (18 lots) Townhouse _____ Mobile Home Park _____

Duplex _____ Apartment _____ Recreational Vehicle Park _____

Commercial _____ Industrial _____ Planned Unit Development _____

Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT: Currently zoned AG-20 and proposed zoning is SAG-5

IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS? Yes.

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$20,000.00 per acre

IMPROVEMENTS TO BE PROVIDED:

Roads: _____ Gravel X Paved _____ Curb _____ Gutter _____ Sidewalks _____ Alleys _____ Other _____

* **Water System:** _____ Individual _____ Shared _____ Multiple User X Public _____

* **Sewer System:** X Individual _____ Shared _____ Multiple User _____ Public _____

Other Utilities: _____ Cable TV X Telephone _____ X Electric X Gas _____ Other _____

Solid Waste: _____ Home Pick Up _____ Central Storage X Contract Hauler _____ Owner Haul _____

Mail Delivery: X Central _____ Individual _____ School District: Whitefish

Fire Protection: _____ Hydrants X Tanker Recharge _____ Fire District: Whitefish

Drainage System: On-site

* **Individual** (one user)

Shared (two user)

Multiple user (3-9 connections or less the 25 people served at least 60 days of the year)

Public (more than 10 connections or 25 or more people served at least 60 days of the year)

PROPOSED EROSION/SEDIMENTATION CONTROL: As needed

VARIANCES: ARE ANY VARIANCES REQUESTED? No (yes/no)

(If yes, please complete the information on page 3)

SECTION OF REGULATIONS CREATING HARDSHIP: _____

PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED

BELOW: *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.
2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.
3. The variance will not cause a substantial increase in public costs, now or in the future.
4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.
5. The variance is consistent with the surrounding community character of the area.


APPLICATION CONTENTS:

1. Completed Preliminary Plat application *(If submitting bound copies of the application materials, please also include one **unbound** copy for replication purposes).*
2. 14 folded copies of the preliminary plat. *(Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations).*
3. One reproducible set of supplemental information *(See Appendix B -Flathead County Subdivision Regulations).*
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A **Certified** Adjoining Property Owners List must be submitted with the application *(see attached form)*. The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

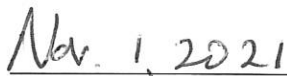
This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:

**Flathead County Planning & Zoning Office 1035 First Avenue West
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210**

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.



Applicant Signature



Date

Owner(s) Signature *(all owners must sign)*

Date

Owner(s) Signature *(all owners must sign)*

Date

Directions To -
Woodlands

The property is located at 5333 US Highway 93 South. From Kalispell head north on Highway 93, go past Happy Valley and less than a ¼ mile past Stelle Lane. The property is on the east side of the road. The three Dog Ranch dog kennel is just north of the subject property.